113.0	0001	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	659,900 / 659,900
					USE VALUE:	659,900 / 659,900
					ASSESSED:	659,900 / 659,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		HUNTINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HEALEY BRIAN G
Owner 2:	DURANT LINDA E
Owner 3:	
Street 1:	53 HUNTINGTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BILLINGSLEY JAMES M -
Owner 2:	BILLINGSLEY SARA S -
Street 1:	53 HUNTINGTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,223 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Vinyl Exterior and 1150 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6223.000	235,200		424,700	659,900
Total Card	0.143	235,200		424,700	659,900
Total Parcel	0.143	235,200		424,700	659,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 573.83 | /Parcel: 573.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 71736
GIS Ref:
GIS Ref:
Insp Date: 09/07/18

!8728!

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0001-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	235,200	0	6,223.	424,700	659,900	659,900	Year End Roll	12/18/2019
2019	101	FV	203,300	0	6,223.	418,600	621,900	621,900	Year End Roll	1/3/2019
2018	101	FV	203,300	0	6,223.	321,500	524,800	524,800	Year End Roll	12/20/2017
2017	101	FV	203,300	0	6,223.	303,300	506,600	506,600	Year End Roll	1/3/2017
2016	101	FV	203,300	0	6,223.	279,100	482,400	482,400	Year End	1/4/2016
2015	101	FV	198,200	0	6,223.	260,900	459,100	459,100	Year End Roll	12/11/2014
2014	101	FV	183,600	0	6,223.	240,200	423,800	423,800	Year End Roll	12/16/2013
2013	101	FV	183,600	0	6,223.	240,200	423,800	423,800		12/13/2012

PRINT

Date	Time
12/10/20	23:16:20

LAST REV

Date	Time
10/04/18	17:25:58

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8728

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BILLINGSLEY JAM	1307-16		8/22/2005		438,000	No	No		
TORREY STASIA	1139-38		3/29/1995		188,000	No	No		Y

USER DEFINED

Prior Id # 1:	71736
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/14/2018	1160	Redo Kit	50,916	C				
9/19/2013	1429	Redo Bat	14,200	C				
4/14/2006	278	Re-Roof	3,150					
6/10/1992	227	Manual	1,500					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	Meas/Inspect	CC	Chris C
5/13/2014	External Ins	PC	PHIL C
1/23/2014	Info Fm Prmt	EMK	Ellen K
11/24/2008	Meas/Inspect	163	PATRIOT
11/30/2005	MLS	MM	Mary M
2/3/2000	Measured	263	PATRIOT
9/2/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6223		Sq. Ft.	Site		0	70.	0.97	6									424,685						424,700	

Total AC/HA: 0.14286 | Total SF/SM: 6223 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 424,685 | Spl Credit | Total: 424,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	288918
Depreciation:	53739
Depreciated Total:	235179

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

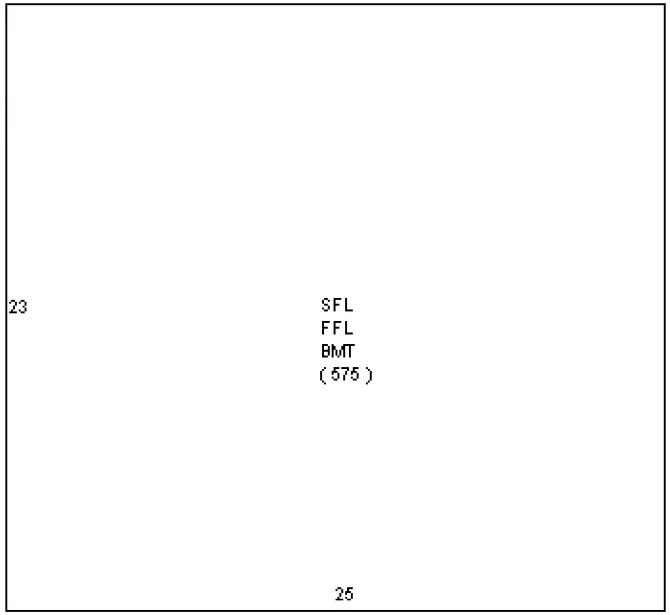
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	167.05
Special Features:	0	Val/Su Net:	136.35
Final Total:	235200	Val/Su SzAd	204.52

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	575	50.110	28,815
FFL	First Floor	575	167.050	96,051
SFL	Second Floor	575	167.050	96,051

Net Sketched Area:	1,725			Total:	220,917
Size Ad	1150	Gross Are	1725	FinArea	1150

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 113.0-0001-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	